

CITY OF PORTLAND, TENNESSEE

Accessory Structure Requirements For Residential Zoning Districts



Accessory Buildings

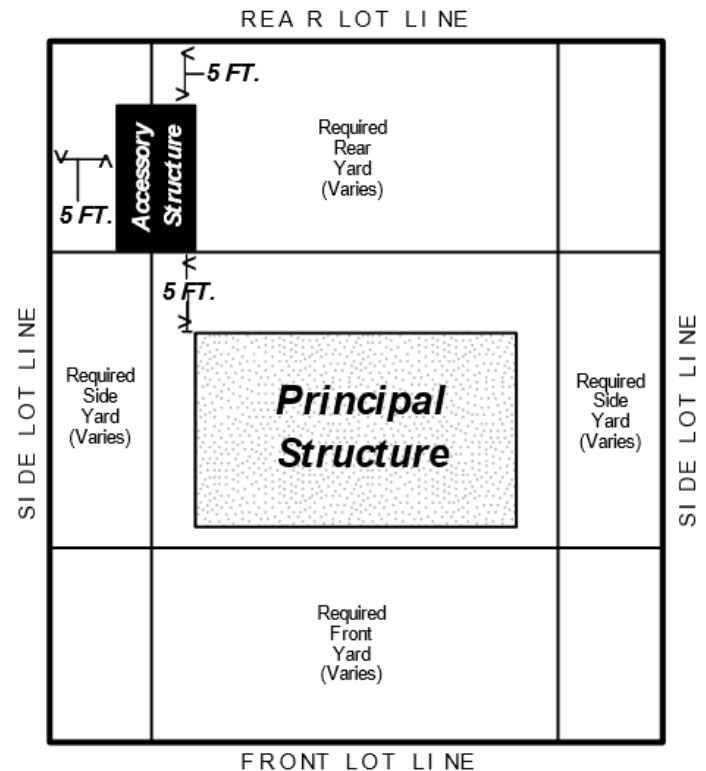
Zoning Ordinance Requirements

It is the intent of this section that accessory buildings and/or structures may be permitted on any lot used or zoned for residential purposes. The following standards apply to residential accessory buildings and/or structures:

Placement

Accessory Structures...

- Shall be permitted in rear yards only; no accessory building and/or structure shall be permitted in a regulatory front or side yard.
- Shall be located a minimum of ten (10) feet or the minimum side setback whichever is least from any building and/or structure and a minimum of five (5) feet from any property line.
- Shall be included in calculations for impervious surface, lot coverage, floor area ratio, or any other zoning or site design requirements applying to the principal use of the lot.
- Shall be secondary and subordinate to the principal structure.
- Vehicles, including recreational vehicles, and travel trailers, shall not be used as temporary or permanent living quarters, storage buildings, utility buildings, or other such uses.
- Accessory Structures shall be incidental and subordinate to the principal structure (In other words, the accessory structure needs to be smaller than (by square feet) and shorter than the primary structure.



Lot Coverage Requirement

In addition to the above requirement the total building area shall not exceed the following guidelines.

TABLE 6-301A: HEIGHT, DENSITY, LOT SIZE, AND OPEN SPACE REQUIREMENTS - RESIDENTIAL DISTRICTS

	DISTRICTS								
	RS-40	R-40	RS-20	RS-15	R-15	R-10	R-7.5	RM-1	R-MHP
I. Maximum Lot Coverage by all Buildings (as % of lot area)	15	15	20	25	25	30	35	50	35

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Determining Lot Coverage:

Step 1: Gather all the necessary information about your property and your zoning requirements.

Fill Out This Section		Example
Max. Building Coverage Allowed	%	25%
Lot Size	Sq. Ft.	20,000 Sq. Ft.
Allowed Roofed Area (Max. Building Coverage × Lot Size)	Sq. Ft.	5,000 Sq. Ft.
Area of Current Structures	Sq. Ft.	1,750 Sq. Ft.
Max. New Building Coverage Allowed	Sq. Ft.	3,250 Sq. Ft.

Step 2: Use the above information to determine what you may build.

Max. New Building Coverage Allowed (sq. ft.)

= (Max. Building Coverage × Lot Size) – Area of Current Structures

Building Code Requirements

- Accessory structures 199 square feet or less do not need a permit.
- Accessory structures 200 square feet or more require a permit.
 - Permit fee is calculated by valuation chart or contract price.
 - See Building Code Office for more information.

Contact Information

- Planning and Zoning Office – (615) 325-6776 ext. 227
- Building Code Office – (615) 325-6776 ext. 230